



**HOUSING AUTHORITY
of the County of Los Angeles**

Administrative Office

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Gloria Molina
Mark Ridley-Thomas
Zev Yaroslavsky
Don Knabe
Michael D. Antonovich
Commissioners

Sean Rogan
Executive Director

**AGENDA
FOR THE REGULAR MEETING OF THE
LOS ANGELES COUNTY HOUSING COMMISSION
WEDNESDAY, AUGUST 24, 2011
12:00 NOON
NUEVA MARAVILLA HOUSING DEVELOPMENT
4904 CESAR E. CHAVEZ
LOS ANGELES CA 90022
(323) 260-2188**

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1. Call to Order

2. Roll Call

Zella Knight, Chair
Henry Porter Jr., Vice Chair
Hope Boonshaft
Val Lerch
Laurence Levin
Adriana Martinez
Alberta Parrish
Benita Pernell

3. Reading and Approval of the Minutes of the Previous Meeting

Regular Meeting of July 27, 2011

4. Report of the Executive Director

5. Public Comments

The public may speak on matters that are within the jurisdiction of the Housing Commission. Each person is limited to three minutes.

Regular Agenda

6. Staff Presentation – JOC (Job Order Contracting) Update

7. Closed Session

CONFERENCE WITH LEGAL COUNSEL – (Subdivision (b) of Government Code Section 54956.9)

8. Housing Commissioners Comments and Recommendations for Future Agenda Items

Housing Commissioners may provide comments or suggestions for future Agenda items.

Copies of the preceding agenda items are on file and are available for public inspection between 8:00 a.m. and 5:00 p.m., Monday through Friday, at the Housing Authority's main office located at 2 Coral Circle in the City of Monterey Park. Access to the agenda and supporting documents is also available on the Housing Authority's website.

Agendas in Braille are available upon request. American Sign Language (ASL) interpreters, or reasonable modifications to Housing Commission meeting policies and/or procedures, to assist members of the disabled community who would like to request a disability-related accommodation in addressing the Commission, are available if requested at least three business days prior to the Board meeting. Later requests will be accommodated to the extent possible. Please contact the Executive Office of the Housing Authority by phone at (323) 890-7424, or by e-mail at donna.delvalle@lacdc.org, from 8:00 a.m. to 5:00 p.m., Monday through Friday.

THE HOUSING AUTHORITY OF THE COUNTY OF LOS ANGELES
MINUTES FOR THE REGULAR MEETING OF THE
LOS ANGELES COUNTY HOUSING COMMISSION

Wednesday, July 27, 2011

The meeting was convened at the Housing Authority at 12131 Telegraph Rd., Santa Fe Springs, California.

Digest of the meeting. The Minutes are being reported seriatim. A taped record is on file at the main office of the Housing Authority.

The meeting was called to order by Chair Zella Knight at 12:02 p.m.

<u>ROLL CALL</u>	<u>Present</u>	<u>Absent</u>
Zella Knight, Chair	X	
Henry Porter, Vice Chair	X	
Val Lerch	X	
Laurence Levin	X	
Alberta Parrish		X
Adriana Martinez		X
Benita Pernell	X	

PARTIAL LIST OF STAFF PRESENT:

Sean Rogan, Executive Director
Maria Badrakhn, Director, Housing Management
Margarita Lares, Director, Assisted Housing

GUESTS PRESENT:

No guests were present.

Reading and Approval of the Minutes of the Previous Meeting

On Motion by Commissioner Porter, seconded by Commissioner Lerch, the Minutes of the Regular Meeting of June 22, 2011, were approved.

Agenda Item No. 4 – Report of the Executive Director

Director Maria Badrakhan reported on behalf of Deputy Executive Director Emilio Salas:

Maria Badrakhan stated that Deputy Executive Director Emilio Salas would not be present due to his attendance at the NAHRO Summer Conference in Louisville, KY.

Maria Badrakhan introduced Scott Stevenson, Acting Director for the Construction Management Division.

Margarita Lares informed the Commissioners that there will be an upcoming Housing Commission Training for all new Commissioners. The training will include a multiple choice test upon completion. Ms. Lares will contact the Commissioners to provide the log-in information and if needed, computer access can be provided.

Agenda Item No. 5 - Public Comments

None at this time.

Regular Agenda

On Motion by Commissioner Levin seconded by Commissioner Porter and Lerch, and unanimously carried, the following was approved by the Housing Commission. :

APPROVE THE RECEIPT OF FAMILY SELF-SUFFICIENCY COORDINATOR
GRANT FUNDING FOR THE HOUSING AUTHORITY OF THE COUNTY OF LOS
ANGELES (ALL DISTRICTS) AGENDA ITEM NO. 6

1. Recommend that the Board of Commissioners authorize the Executive Director to accept \$690,000 in Family Self-Sufficiency (FSS) Coordinator Grant funding from HUD and take any and all related actions necessary to receive these funds from HUD.
2. Recommend that the Board of Commissioners authorize the Executive Director to incorporate up to \$690,000 in FSS Coordinator Grant funding from HUD into the Housing Authority's approved Fiscal Year 2011-2012 budget.
3. Recommend that the Board of Commissioners find that the receipt and incorporation of funds is not subject to the California Environmental Quality Act (CEQA) because the action is not defined as a project under CEQA and does not have the potential for causing a significant effect on the environment.

On Motion by Commissioner Porter, seconded by Commissioner Levin, and unanimously carried, the following was approved by the Housing Commission. :

ADOPT RESOLUTION DECLARING INTENT TO ISSUE MULTI FAMILY
HOUSING MORTGAGE REVENUE BONDS FOR MULTIFAMILY HOUSING
IN THE CITY OF COMPTON (DISTRICT 2)
AGENDA ITEM NO. 7

1. Recommend that the Board of Commissioners adopt and instruct the Mayor to sign a Resolution, as required under Treasury Regulations, declaring an intent by the Housing Authority to undertake bond financing for Compton Senior Apartments L.P., a California Limited Partnership, in an amount not exceeding \$12,000,000 to finance the construction and development of Compton Senior Apartments, a 75-unit multi-family rental housing development to be located at 302 North Tamarind Avenue in the City of Compton.
2. Recommend that the Board of Commissioners authorize the Executive Director or his designee to submit an application to the California Debt Limit Allocation Committee (CDLAC) for a private activity bond allocation in an aggregate amount not exceeding \$12,000,000 for the purposes described herein.
3. Recommend that the Board of Commissioners find that adoption of this resolution is not subject to the California Environmental Quality Act (CEQA) because the proposed activity will not have the potential for causing a significant effect on the environment.

On Motion by Commissioner Lerch, seconded by Commissioner Porter, and unanimously carried, the following was approved by the Housing Commission. :

ADOPT RESOLUTION AUTHORIZING ISSUANCE OF MULTI-FAMILY
HOUSING MORTGAGE REVENUE BONDS FOR TERRA BELLA,
A MULTI-FAMILY HOUSING DEVELOPMENT
LOCATED IN THE CITY OF BELL GARDENS (DISTRICT 1)
AGENDA ITEM NO. 8

1. Recommend that the Board of Commissioners adopt and instruct the Mayor to sign a Resolution, as required under Section 147(f) of the Internal Revenue Code of 1986, authorizing the issuance of Multi-family Housing Mortgage Revenue Bonds by the Housing Authority, in an aggregate amount not exceeding \$11,974,000, to assist Terra Bella L.P. (Developer), in financing the site acquisition and construction of Terra Bella, a 65-unit multifamily rental housing project to be located at 5714-5722 Clara Street in the City of Bell Gardens.

2. Recommend that the Board of Commissioners authorize the Executive Director or his designee to negotiate, execute, and if necessary amend or terminate all related documents and take all necessary actions for the issuance, sale, and delivery of the bonds.
3. Recommend that the Board of Commissioners find that adoption of this resolution is not subject to the California Environmental Quality Act (CEQA) because the proposed activity will not have the potential for causing a significant effect on the environment.

On Motion by Commissioner Levin, seconded by Commissioner Lerch, and unanimously carried, the following was approved by the Housing Commission. :

APPROVE SEVEN MONTH EXTENSION OF LEASE BETWEEN THE HOUSING
AUTHORITY AND GEARY-TELEGRAPH INVESTMENTS FOR ADMINISTRATIVE
BUILDING AT 12131 TELEGRAPH ROAD IN SANTA FE SPRINGS
(ALL DISTRICTS)
AGENDA ITEM NO. 9

1. Recommend that the Board of Commissioners approve and authorize the Executive Director or his designee to execute Amendment No. 8 to the Lease with Geary-Telegraph Investments (Lessor), to extend the term for approximately seven months, through December 31, 2012, for the occupancy of approximately 42,170 rentable square feet of office space and 205 surface parking spaces at 12131 Telegraph Road in Santa Fe Springs.
2. Recommend that the Board of Commissioners find that the proposed lease extension is not subject to the provisions of the California Environmental Quality Act (CEQA), as described herein, because the activities are not defined as a project under CEQA.

On Motion by Commissioner Porter, seconded by Commissioner Levin, and unanimously carried, the following was approved by the Housing Commission. :

APPROVE A POWER PURCHASE AGREEMENT (PPA) FOR THE SUPPLY OF
SOLAR GENERATED ELECTRICITY AT THE NUEVA MARAVILLA AND
CARMELITOS HOUSING DEVELOPMENTS
(DISTRICTS 1 & 4)
AGENDA ITEM NO. 10

1. Recommend that the Board of Commissioners approve and authorize the Executive Director or his designee to execute, amend, extend and if necessary, terminate a PPA, in the amount of \$1,164,900 with EcoPlexus, Inc. for the supply of solar electric power at the Nueva Maravilla and Carmelitos Housing Developments, using Community Development Commission (Commission) General Funds.

2. Recommend that the Board of Commissioners authorize the Executive Director to incorporate up to \$1,164,900 in Commission General Funds into the Housing Authority's approved Fiscal Year 2011-2012 budget for the purposes described above.
3. Recommend that the Board of Commissioners find that the approval of a PPA is exempt from the provisions of the California Environmental Quality Act (CEQA), because the work includes activities that will not have the potential for causing a significant effect on the environment.

On Motion by Commissioner Lerch, seconded by Commissioner Levin, and unanimously carried, the following was approved by the Housing Commission. :

AMEND CONTRACT WITH HD SUPPLY FACILITIES MAINTENANCE
FOR BUILDING MATERIALS AND SUPPLIES AT
HOUSING DEVELOPMENTS COUNTYWIDE (ALL DISTRICTS)
AGENDA ITEM NO. 11

1. Recommend that the Board of Commissions approve and authorize the Executive Director or his designee to amend and, if necessary, terminate the contract with HD Supply Facilities Maintenance, to increase the contract amount from \$95,000 to \$295,000, to provide needed building material and supplies for the Housing Authority, to be effective following approval as to form by the County Counsel and execution by all parties.
2. Recommend that the Board of Commissions find that approving the amendment to the contract for needed building materials and supplies is exempt from the provisions of the California Environmental Quality Act because the activities will not have the potential for causing a significant effect on the environment.

Agenda Item No. 16 – Housing Commissioner Comments and Recommendations for Future Agenda Items

Commissioner Parnell inquired about her concerns as a tenant. She expressed that the tenants in her community felt discouraged to place work orders, in fear of being charged for repairs.

Maria Badrakhan responded that this is why annual inspections are necessary to see what repairs need to be done whether the repairs are caused by the tenant or due to wear and tear of the property. Ms. Badrakhan will follow up with staff in regard to Commissioner Parnell's concerns.

Commissioner Lerch thanked all those that joined him at the Carmelitos tree planting event. The morning was a very gratifying experience.

Commissioner Porter asked if the Commission had any kind of contingency plan and if we had any reserves with the pending government default deadline approaching.

Sean Rogan responded that HUD has shared that the HAP payment for August 1st will go out as normal, but if there is no agreement made, it is uncertain if by September 1st we will receive a HAP payment. If no HAP is received, current reserves will not be able to cover the payment, if payments are late we will be notified.

Commissioner Levin inquired about the status of the current law suit.

Sean Rogan responded that currently there is a 90 day moratorium. During this time we are working with County Counsel providing information as needed. As of today we are not named in the actual law suit, we have just been asked to provide information.


Commissioner Levin asked that the Housing Commissioners be kept posted on any updates.

Commissioner Knight thanked staff for their continued assistance. She also asked about the upcoming 3 on 3 basketball tournament sponsored by the Community Development Foundation.

Maria Badrakhan responded that the event will be postponed to September.

On Motion by Commissioner Porter the Regular Meeting of July 27, 2011, was adjourned at 1:17 pm.

Respectfully submitted,


by SEAN ROGAN
Executive Director
Secretary –Treasurer

Housing Authority - County of Los Angeles

August 24, 2011

TO: Housing Commissioners

FROM:  Margarita Lares, Director, Assisted Housing Division

RE: **FSS PROGRAM UPDATE – JULY 2011**

The Family Self-Sufficiency (FSS) Program is a HUD initiative intended to assist Housing Choice Voucher Program participants achieve economic independence and self-sufficiency.

Activities

RECRUITMENT	7	Applications Received
	4	Applications Sent
ENROLLMENTS	4	New FSS Participants
TERMINATIONS	2	Participant Terminated from Section 8 (EOP)
MEETINGS	1	SASSFA Partnership monthly meeting
WORKSHOPS		
Program Presentations	1	SASSFA monthly Partnership meetings
Money Smart Workshop	4	Disseminated Credit Repair Informational Packets
	3	Disseminated Budget Informational Packets
REFERRALS		
	77	Job referral from the employment network job board
	2	Educational Facilities
	5	WorkSource Center employment workshops and job fairs
GRADUATIONS	3	Pending requests for graduation

If you have any questions, please feel free to contact me at (562) 347-4837.

ML:AS:dt

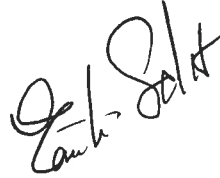
Housing Authority - County of Los Angeles

August 24, 2011

FOR YOUR INFORMATION ONLY

TO: Housing Commission

FROM: Emilio Salas, Deputy Executive Director



SUBJECT: STATUS OF THE AMERICAN RECOVERY AND REINVESTMENT ACT OF 2009 HOMELESSNESS PREVENTION AND RAPID RE-HOUSING PROGRAM (HPRP)

The Homelessness Prevention and Rapid Re-Housing Program (HPRP) is a collaborative effort among the Community Development Commission-Community Development Block Grant Division (CDC-CDBG), the County's Chief Executive Office, implementing County Departments, local Non-Profit Organizations, and the Los Angeles Homeless Services Authority.

Actions since the last report include the following:

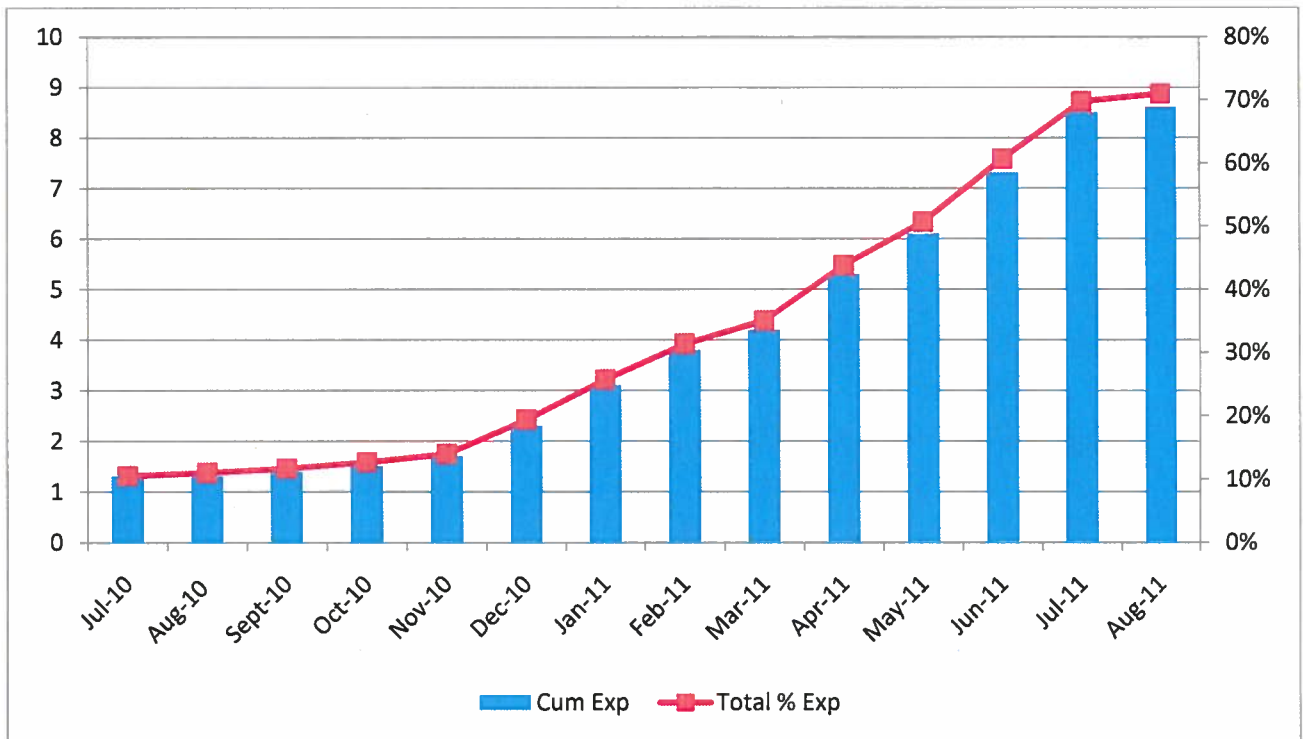
- As of August 8, 2011, \$8,655,580 (**70.96%**) of the \$12,197,108 budget has been expended (see attached chart).
- The HPRP has served 1,864 households through July 31, 2011.
- The next HPRP monthly partner meeting will be held on September 13, 2011.
- Both the Department of Public Social Services (DPSS) and DPSS Transition Age Youth have indicated that they will not expend their entire allocation. These funds will be reallocated to the Community and Senior Service's *Rental Subsidy Program*, to continue to provide rental assistance for 156 existing households.
- CDC staff developed and distributed to its partners program closure template letters. These letters may be used to inform their clients and landlords of the pending program closure.
- CDC management notified each Supervisorial District of the HPRP program's pending closure and that new applications are not being accepted by our partners. The L.A. County Housing Resource Center Website has been updated to reflect this information.

TG:AC:ec

H://TG/ARRA/ARRA Status Report For HPRP (As of August 2011)

Attachment

HPRP CUMULATIVE EXPENDITURES, IN MILLIONS (AS OF AUGUST 8, 2011)



Month	Cum Exp	Total % Exp
Jul-10	\$ 1,258,444.73	10.49%
Aug-10	\$ 1,302,795.89	10.99%
Sept-10	\$ 1,424,267.03	11.68%
Oct-10	\$ 1,548,014.88	12.69%
Nov-10	\$ 1,703,129.97	13.96%
Dec-10	\$ 2,363,254.90	19.38%
Jan-11	\$ 3,137,110.79	25.72%
Feb-11	\$ 3,825,665.90	31.37%
Mar-11	\$ 4,274,043.56	35.04%
Apr-11	\$ 5,340,295.92	43.78%
May-11	\$ 6,179,581.90	50.66%
Jun-11	\$ 7,395,617.17	60.63%
Jul-11	\$ 8,503,153.25	69.71%
Aug-11	\$ 8,655,580.90	70.96%

Housing Authority - County of Los Angeles

FOR YOUR INFORMATION ONLY

August 24, 2011

TO: Housing Commission

FROM: Emilio Salas, Deputy Executive Director



SUBJECT: STATUS OF THE COMMUNITY DEVELOPMENT BLOCK GRANT-RECOVERY (CDBG-R) PROGRAM, FUNDED BY THE AMERICAN RECOVERY AND REINVESTMENT ACT OF 2009 (ARRA)

The Community Development Block Grant (CDBG) Division is closely monitoring CDBG-R subrecipients to ensure that they spend all of their allocated funds by June 30, 2012.

We are currently pacing at an appropriate level: as of August 10, 2011, \$5,925,216.32 (74.81%) of the total \$7,920,371.20 under contract has been expended. To ensure that subrecipients meet all of the aforementioned grant requirements, we continue to closely monitor their performance. Following are major actions taken since the last report:

- To date, 45 (69%) of the 65 projects are completed. Some of these were completed below budget, and the excess undisbursed funds were recaptured and reallocated to other existing well-performing CDBG-R activities.
- In order to fully expend the grant funds, as projects are completed and closed out, we will continue to reallocate remaining undisbursed funds to other ongoing CDBG or CDBG-R projects that can use the additional funding, and that are in full compliance with the grant requirements.
- CDBG staff is closely monitoring low-performing agencies and providing them with requisite technical assistance to ensure that they adhere to their required corrective actions which include: (a) submittal of any delinquent reimbursement requests; and (b) meeting project implementation and expenditure target dates stated in their action plans.

TG:AC:ec


H://TG/ARRA/ARRA Status Report For CDBG-R (As of August 2011)

Housing Authority - County of Los Angeles

FOR YOUR INFORMATION ONLY

August 24, 2011

TO: Housing Commissioners
FROM: Emilio Salas, Deputy Executive Director



SUBJECT: STATUS OF JOB ORDER CONTRACTING

On May 25, 2011, you recommended that the Board of Commissioners approve and authorize the Executive Director to execute and implement a Job Order Contract (JOC) in the not-to-exceed amount of \$2,000,000 with MTM Construction, Inc. (MTM) to provide maintenance, repair, refurbishment, rehabilitation and other work at its public housing sites. You also requested that the Housing Authority report back showing a comparison between the time and cost of implementing a capital project under the JOC total project delivery method (JOC method) and under the traditional design-bid-build method (traditional method).

The Housing Authority has conducted this analysis on two projects. At its 40-unit Quartz Hill site, the analysis focuses on a ductwork upgrade project. The second analysis focuses on a roof replacement at the 21-unit Villa Nueva site. These projects are current and being delivered using the traditional method. For comparison purposes, the Housing Authority requested MTM to provide a work scope and cost for the same project based on the agreed to factor and unit price book approved by the Board. The Housing Authority also monitored the time it took MTM to provide this information. The Housing Authority then compared the predevelopment time and total development cost impacts for both projects.

Predevelopment time consists of all the time required prior to the start of construction. For the Quartz Hill project, the Housing Authority would have saved six out of nine months, a 66% time savings. For Villa Nueva, the Housing Authority would have saved six out of 7.2 months, an 84% time savings.

The total development cost consists of staff, consultant, (if applicable) and construction costs. For Quartz Hill, the traditional method cost \$73,954.00. If the JOC method had been used, the total development cost would have been \$54,553.00. The Housing Authority would have reduced its costs by \$18,401.00 or 25 percent. For Villa Nueva, the traditional method cost is \$123,184.00. If the JOC method had been used, the cost would have been \$93,334.00. The Housing Authority would have reduced its costs by \$29,850.00 or 24%.

Attachment 1 shows a summary of these findings and Attachment 2 shows more detail.

Current JOC contract funds are nearly 90% committed. Based on the above analysis and the time and cost savings realized under the JOC method, the Housing Authority will be advertising to procure a second JOC contract in the near future.

Attachment

Attachment 1

COMPARISON OF DESIGN-BID-BUILD VERSUS JOB ORDER CONTRACTING – SUMMARY

QUARTZ HILL 1 & 2 HERS (HOME ENERGY RATING SYSTEM) TESTING AND DUCTWORK MODIFICATION PREDEVELOPMENT PHASE	DESIGN-BID-BUILD	JOB ORDER CONTRACTING	Difference
Days (Months)	271 days (9 months)	93 days (3 months)	178 (6 months) 66% less
Total Development Cost Includes: <ul style="list-style-type: none"> • CDC Staff Costs • Architectural/Engineering/ Consulting fees, if any • Hard Costs • JOC Consultant Fee at 5% * 	\$72,954.00	\$54,553.00	\$18,401.00 25% less

VILLA NUEVA ROOFING PROJECT	DESIGN-BID-BUILD	JOB ORDER CONTRACTING	Difference
Days (Months)	217 days (7.3 months)	35 days (1.3 months)	182 (6 months) 83% less
Total Development Cost Includes: <ul style="list-style-type: none"> • CDC Staff Cost • Architectural/Engineering/ Consulting fees, if any • Hard Cost • JOC Consultant Fee at 5% * 	\$123,184.00	\$93,334.00	\$29,850.00 24% less

* 5% fee will diminish to 1.95% after the first \$5M of construction is completed

- CMD actually bid out the projects listed above under a Design-Bid-Build process, then it obtained JOC pricing from the JOC contractor based on the agreed price factor and Unit-Price Book approved by the Board.
- CMD staff costs for (1) design-bid-build scenarios were based on actual costs, and (2) JOC scenarios were based on conventional anticipated number of hours (JOC industry practice).
- CMD predevelopment duration (days or months) for (1) design-bid-build was based on actual days, and (2) for JOC was based on actual number of days (JOC industry practice).
- See attachment 2 for details.

QUARTZ HILL**COMPARISON OF DESIGN-BID-BUILD TO JOB ORDER CONTRACTING****HERS (HOME ENERGY RATING SYSTEM) TESTING AND DUCTWORK MODIFICATIONS**

TIME	DESIGN-BID-BUILD	JOB ORDER CONTRACTING	DIFFERENCE
	From Service Request Date to Ready to Start of Construction. Includes the following:	From Service Request Start Date to Ready to Start Construction. Includes the following:	
	# of Days	# of Days	
Service Request Date	0	Service Request Date	0
Consultant Contracted	42	Determine work scope	4
Start Design	7	JOC Contractor lines up a consultant	28
Design Complete	54	JOC Contractor's consultant designs	30
Prepare Bid Package	49	Contractor Preparation of Proposal	16
Notice to Bidders	4	Review/correct JOC contractor's proposal	7
Advertisement	21	Approve JOC Contractor proposal	4
Bid Opening	94	Construction ready to start	4
Construction Start	0	Construction Start	0
TOTAL DAYS	271	93	178
TOTAL MONTHS	9.0	3.1	5.9
			66% Less

COST-PREDEVELOPMENT PHASE	TOTAL HOURS	HOURLY RATE	TOTAL DOLLARS	TOTAL HOURS	HOURLY RATE	TOTAL DOLLARS	
STAFF COSTS	91	\$94	8,554	13	\$94	1,222	
ARCHITECTURAL/ ENGINEERING			16,880			16,880	
CONSTRUCTION COST			47,520			34,715	
JOC CONSULTANT FEE (5% first \$5M; 1.95% thereafter)			N/A			1,736	
TOTAL			72,954			54,553	18,401
							25% Less

VILLA NUEVA

COMPARISON OF DESIGN-BID-BUILD TO JOB ORDER CONTRACTING

ROOFING PROJECT

DESIGN-BID-BUILD		JOB ORDER CONTRACTING		DIFFERENCE
TIME				
From Service Request Start Date to Ready to Start Construction. Includes the following:	# of Days	From Service Request Start Date to Ready to Start Construction. Includes the following:	# of Days	
Service Request Date/start work scope	36	Service Request Date	0	
Complete Work Scope	5	Determine work scope JOC Contractor lines up a consultant	4 0	
Notice to Bidders	0	JOC Contractor's consultant designs	0	
Advertisement	33	Contractor Preparation of Proposal	16	
Bid Opening	76	Review/correct JOC contractor's proposal	7	
Housing Commission Approval	5	Approve JOC Contractor proposal	4	
Board Approval	62	Construction ready to start	4	
Construction Start	0	Construction Start	0	
TOTAL DAYS	217		35	182
TOTAL MONTHS	7.2		1.2	6.1
				84% Less

COST-PREDEVELOPMENT PHASE	TOTAL HOURS	HOURLY RATE	TOTAL DOLLARS	TOTAL HOURS	HOURLY RATE	TOTAL DOLLARS
STAFF COST	162	\$94	15,228	13	\$94	1,222
ARCHITECTURAL/ ENGINEERING			NA			NA
CONSTRUCTION COST			107,956			87,726
JOC CONSULTANT FEE (5% first \$5M; 1.95% thereafter)			N/A			4,386
TOTAL			123,184			93,334
						29,850
						24% Less

Community Development Commission

FOR YOUR INFORMATION ONLY

July 29, 2011

TO: Each Supervisor

FROM: Sean Rogan, Executive Director



SUBJECT: **UPDATE ON THE PURSUIT AND IMPLEMENTATION OF FUNDING MADE AVAILABLE IN H.R. 1, THE AMERICAN RECOVERY AND REINVESTMENT ACT (ARRA) OF 2009**

On March 31, 2009, the Board of Supervisors (Board) requested that the Community Development Commission/Housing Authority of the County of Los Angeles (CDC/HACoLA) report on the efforts to apply for, or take the necessary steps to accept, each category of funding contained within ARRA that the CDC/HACoLA is eligible to receive, either by formula or by competitive grant application. In all, the CDC/HACoLA was awarded \$33,603,148 of the \$114,312,431 applied for.

Funding Awarded

PUBLIC HOUSING CAPITAL FUND (CF)

Funding Amount: \$7,401,512 (by formula)

Award of Funds: On March 31, 2009, the Board of Commissioners approved a motion to accept the grant funds, and funding became available to the HACoLA on May 14, 2009.

Use of Funds: The funds are being used for security improvements, energy efficiency work measures, preventive maintenance, and general improvements at 12 public housing developments comprised of 2,500 public housing units. As a direct result of CF formula activities, the HACoLA has reported a total of 73 full-time equivalent jobs (that were created or retained) through the 3rd Quarter of Program Year (PY) 2010-2011 to FederalReporting.gov.

Expenditure Levels: As of July 21, 2011, the HACoLA had expended \$7,229,010 of the \$7,401,512 obligated.

Provisions: The HACoLA must obligate 100% of the funds within 1 year, expend 60% of the funds in 2 years, and complete 100% of the fund expenditures in 3 years. The HACoLA has met the mandatory obligation deadline.

Funding Amount: \$5,924,000 (Applied for \$22,399,000 by competition.)

Award of Funds: On June 22, 2009, the HACoLA applied for \$16,475,000 in funding for improvements addressing the needs of the elderly and/or people with disabilities and public housing transformation. Additionally, on July 21, 2009, the HACoLA applied for \$5,924,000 in funding for energy efficient/green community projects.

Use of Funds: The HACoLA was only awarded funding in the 'Creation of an Energy Efficient Green Community' category in the amount of \$5,924,000. Funds were granted on September 29, 2009, and are being used at the Nueva Maravilla housing development to reduce energy costs, generate resident and HACoLA energy savings, and reduce greenhouse gas emissions attributable to energy consumption. A total of 28 full-time

equivalent jobs were created or retained through the 3rd Quarter PY 2010-2011 and have been reported to FederalReporting.gov.

Expenditure Levels: On December 1, 2009, the Board approved the acceptance of the funds. As of July 21, 2011, the HACoLA had expended \$2,905,169 of the \$5,924,000 obligated.

Provisions: The HACoLA must obligate 100% of the funds within 1 year of the date in which funds become available for contracts. The U.S. Department of Housing and Urban Development (HUD) requires the HACoLA to use at least 60% of the funds within 2 years and 100% of the funds within 3 years. The HACoLA has met the mandatory obligation deadline.

COMMUNITY DEVELOPMENT BLOCK GRANT-RECOVERY (CDBG-R)

Funding Amount: \$8,080,528 (by formula)

Award of Funds: The CDC submitted an amendment to the CDBG PY 2008 Action Plan (as required by ARRA) on June 5, 2009, after receiving approval from the Board on June 2, 2009. The CDC received the CDBG-R Grant Agreements on August 26, 2009.

Use of Funds: The CDC worked with the agencies affected by CDBG/ARRA regulations and submitted a final list of projects for approval to HUD on August 13, 2009, and the Board on August 18, 2009. Both HUD and the Board approved the list for the CDC's CDBG-R Program. Project activities include public improvements, housing rehabilitation, economic development, public services, and administration. During the 4th Quarter of Fiscal Year 2010-2011, the following activities were performed: completed rehabilitation of 25 housing units, completed economic development activities assisting 7 businesses serving areas with 156,881 residents, and implemented 2 public service activities providing job training directly to 3 people and resources in a park serving an area with 16,738 residents. Additionally, construction was completed on 8 public improvement projects including 1 public facility serving a predominantly low- and moderate-income school with a population of 813, park and street improvements serving areas with 53,056 residents, and 4 public facilities serving 2,295 people. In all, a total of 1,243 jobs have been created or retained, which corresponds to 116.70 full-time equivalent positions to date.

The CDC has recaptured and reallocated funds for lack of expenditure or progress on projects. Funds were reprogrammed into existing CDBG-R activities that were in need of additional funding.

Expenditure Levels: As of July 25, 2011, the CDC had expended \$5,878,205.

Provisions: The CDC must use all CDBG-R funds by September 30, 2012.

HOMELESSNESS PREVENTION AND RAPID RE-HOUSING PROGRAM (HPRP)

Funding Amount: \$12,197,108 (by formula)

Award of Funds: The CDC submitted a completed application to HUD on May 18, 2009, which was subsequently approved the following June. Trainings on reporting, program monitoring, and general implementation were held for the applicable County Departments on August 19, 2009, and the CDC received the HPRP Grant Agreements on August 20, 2009.

Use of Funds: Implementation of HPRP began on October 1, 2009; and the Departments of Public Social Services, Consumer Affairs, Community and Senior Services, and the Los Angeles Homeless Services Authority (LAHSA) have been working collaboratively to deliver assistance to those in need. In addition, Neighborhood Legal Services began offering legal assistance and representation to persons and families with unlawful detainers on November 1, 2009.

On August 31, 2010, the Board of Commissioners gave approval for 3 non-profit organizations (People Assisting the Homeless, Volunteers of America, and Union Station Homeless Services) to receive funding to provide HPRP services, and added 19 previously unserved cities that did not receive Federal or State HPRP funds within the County. We continue to provide training and guidance to County Departments and non-profit staff for consistent service delivery to those in need. We are actively monitoring the progress of these activities to ensure compliance with the requirements. Contract amendments to allow for time extensions to December 31, 2011, were processed to allow for the full expenditure of grant funds.

The HPRP workgroup meets monthly to communicate concerns, provide updates, and to problem solve in order to maintain progress with the program. All service providers, except for the Department of Public Social Services-Transition Age Youth programs, are no longer taking new clients given the current number of participants being subsidized and cases managed. We have begun to wind down the program. A Tenant Resources Pamphlet (see attached) was developed by the Department of Consumer Affairs to assist persons and families still facing housing challenges as the program ends. We have also updated the Los Angeles County Housing Resource Center website to reflect the County HPRP's pending closure.

The number of clients assisted continues to increase. From program start through June 30, 2011, 1,814 households have been assisted, including 226 veterans; these number are based on the data entered into the Homeless Management Information System (HMIS) on the number of people served. Further, from program start, a total of 1,005 jobs have been created or retained, which corresponds to 174.30 full-time equivalent positions as of the 4th Quarter of PY 2010-2011.

Expenditure Levels: As of July 25, 2011, the CDC had expended \$8,503,153, or 70%, of the total funding. We met the 60% expenditure requirement 2 months in advance of the August 18, 2011 deadline. We expect the program to be complete by December 31, 2011.

Provisions: HUD requires that 60% of the funds be used by August 18, 2011 and 100% by August 1, 2012.

Unsuccessful Grant Applications

GREEN RETROFIT PROGRAM FOR MULTIFAMILY HOUSING

Funding Amount: Applied for \$2,260,000 by competition.

Each Supervisor
July 29, 2011
Page 4

Award of Funds: The HACoLA submitted applications for the Kings Road and Lancaster Homes Housing Developments on June 15, 2009. The HACoLA did not receive this grant.

Use of Funds: Had the HACoLA been awarded, the funds would have been used for the modernization and rehabilitation of the Kings Road and Lancaster Homes developments.

JUVENILE JUSTICE AND CRIME PREVENTION ACT PROGRAM (JJCPA)/EDWARD BYRNE MEMORIAL COMPETITIVE GRANT PROGRAM

Funding Amount: Applied for \$974,283 by competition.

Award of Funds: The CDC submitted an application on April 27, 2009. The CDC did not receive this grant.

Use of Funds: Had the CDC been awarded, the funds would have been used to support existing JJCPA programs.

NEIGHBORHOOD STABILIZATION PROGRAM 2 (NSP2)

Funding Amount: Applied for \$61,000,000 by competition.

Use of Funds: Had the CDC been awarded, the funds would have been used to supplement the NSP1 program, which includes the HERO program and Rental Infill Sites activities for tenants below 50% of the area median income (AMI).

If you have any questions, please contact me at (323) 890-7400, or Terry Gonzalez, Director, CDBG Division, at (323) 890-7150.

SRITG\SH\ec
K:\CDBG COMMON\IGR-PI\ARRA Board Memo\2011\July '11 ARRA Memo.doc

Attachment

c: Each Deputy
Brence Culp, Chief Deputy Chief Executive Officer, Chief Executive Office
Ellen Sandt, Deputy Chief Executive Officer, Chief Executive Office
Kathy House, Assistant Chief Executive Officer, Chief Executive Office
Sachi A. Hamai, Executive Officer/Clerk Board of Supervisors
Lisa Rizzo, Principal Analyst, Chief Executive Office
Scott Wiles, Special Assistant, Chief Executive Office
Libby Boyce, Homeless Services Coordinator, Chief Executive Office

The CDC/HACoLA
American Recovery and Reinvestment Act of 2009 (ARRA) Final Award Amounts

	ARRA GRANT OPPORTUNITY	FUNDING AGENCY	FORMULA AMOUNT/ \$ APPLIED FOR	AMOUNT AWARDED	GRANT AGREEMENT*
1	Capital Fund (formula)	HUD	\$7,401,512	\$7,401,512	Yes
2	Capital Fund (competitive) - Disabilities Category	HUD	\$9,235,000	Did Not Receive	No
3	Capital Fund (competitive) - PH Transformation	HUD	\$7,240,000	Did Not Receive	No
4	Capital Fund (competitive) - Green Technology	HUD	\$5,924,000	\$5,924,000	Yes
5	Community Development Block Grant - Recovery	HUD	\$8,080,528	\$8,080,528	Yes
6	Neighborhood Stabilization Program 2	HUD	\$61,000,000	Did Not Receive	No
7	Homeless Prevention and Rapid Re-Housing Program	HUD	\$12,197,108	\$12,197,108	Yes
8	Green Retrofit Program for Multifamily Housing	HUD	\$2,260,000	Did Not Receive	No
9	Edward Byrne Memorial Competitive Grant	DOJ	\$974,283	Did Not Receive	No
Total Awarded Under ARRA			\$33,603,148		

***Grant Agreement Received - Funds available for drawdown at U.S. Treasury.**

County of Los Angeles
Homeless Prevention and Rapid Rehousing Program
Households Served and Services Provided
by Supervisorial District
through June 30, 2011

Number of Households Served by Supervisorial District

1. Total Households Served	Supervisorial District					Totals
	1	2	3	4	5	
Total Served	484	403	69	283	504	1,771

2. Total Households Served by Service Provided	Supervisorial District					Totals
	1	2	3	4	5	
Financial Assistance						
Rental assistance	292	191	33	172	396	1,094
Security and utility deposits	169	134	34	83	153	588
Utility payments	26	23	8	20	63	140
Moving cost assistance	1	1	-	1	4	7
Motel & hotel vouchers						-
Total Financial Assistance	335	260	54	193	432	1,293
Housing Relocation & Stabilization Services						
Case management	484	403	69	283	504	1,771
Outreach and engagement	4	2	1	3	11	24
Housing search and placement	21	31	10	20	46	129
Legal services	34	42	15	23	79	193
Credit repair	14	13	1	4	9	41
Total Housing Relocation & Stabilization	484	403	69	283	504	1,771
Percentage Served by Supervisorial District	27%	23%	4%	16%	28%	100%

ADDITIONAL RESOURCES

L.A. County Housing Resource Center

housing.lacounty.gov

Los Angeles Homeless Service Authority (LAHSA)

(213) 683-3333

www.lahsa.org

Los Angeles County's Information Hotline (211)

2-1-1 or (800) 339-6993

L.A. County Department of Community and Senior Services (CSS)

(213) 738-2636

css.lacounty.gov

People Assisting the Homeless (PATH)

(323) 644-2200

www.epath.org

Union Station Homeless Services

(626) 240-4550

www.unionstationhs.org

Volunteers of America-Los Angeles (VOALA)

www.voala.org

Neighborhood Legal Services of Los Angeles County (NLS)

(800) 433-6251

www.nls-la.org

L.A. County Department of Consumer Affairs (DCA)

(800) 593-8222

dca.lacounty.gov

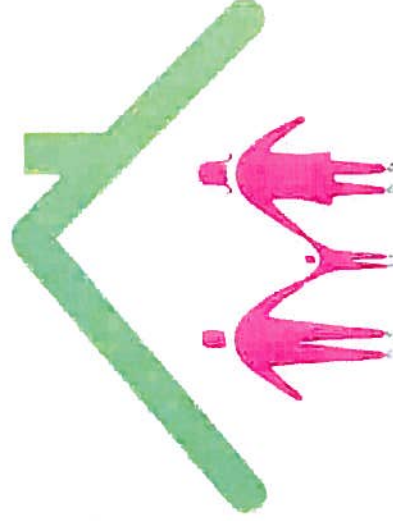
COUNTY OF LOS ANGELES BOARD OF SUPERVISORS

Gloria Molina, First District
Mark Ridley-Thomas, Second District
Zev Yaroslavy, Third District
Don Knabe, Fourth District
Michael D. Antonovich, Fifth District

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County of Los Angeles



Tenant Resources

Tenants Facing Eviction

July 2011

What does a 3, 30, 60 or 90 Day Notice tell you?

Notices from landlords deserve your attention, especially those with time limits. A landlord can require you to:

- Pay past-due rent within three days;
- Stop violating your rental agreement within three days;
- Move out of the rental unit in 30, 60 or 90 days; or
- Pay increased rent in 30 or 60 days

A landlord can give you a notice for the following reasons:

- You have not paid your rent;
- You do not follow the terms of your rental agreement;
- You damage the property;
- You engage in illegal activity.

It is illegal for a landlord to lock you out, remove doors or windows, change locks, cut off utility services, or use other forms of harassment to make you move out. You can file a complaint with the police if the landlord locks you out or cuts off your utilities. You can also sue your landlord in Small Claims Court. If you report your landlord to a government agency, your landlord cannot raise your rent, evict you, or decrease the services provided to you because you complained. This protection is good for 180 days from the date you file your complaint.

I'm going to be evicted in a few days, what do I do?

If you only have a few days before you may become homeless, it is helpful to start making plans. The goal should be either to avoid going to an emergency shelter or to make your stay in the shelter as short as possible. Here are some recommendations to have at your disposal when you need them. Depending on how much time you have before you might become homeless, try one or all of the following:

LEGAL AID FOUNDATION OF LOS ANGELES

1550 W. 8th Street, Los Angeles, CA 90017

Call for an Appointment:

(800) 399-4LAW (4529)

www.lafla.org

Free legal assistance. Counsel, advice, brief service, help filling out forms and representation depending on the facts of the case.

NEIGHBORHOOD LEGAL SERVICES OF

LOS ANGELES COUNTY

13327 Van Nuys Boulevard, Pacoima, CA 91331

Hotline: (800) 433-6251

Phone: (818) 896-5211

www.nls-la.org

NLS provides free legal services and assistance to low-income residents of the San Fernando, Antelope, San Gabriel, Santa Clarita and Pomona Valleys and the cities of Glendale, Pasadena and Burbank.

NLS provides assistance in the following areas: community development, consumer, employment, family law, government benefits, health care, housing, immigration, and community legal education.

SELF HELP LEGAL ACCESS CENTER

<http://dca.lacounty.gov/SHLAC/default.htm>

There is no lawyer-client relationship between SHLAC staff and SHLAC patrons.

SHLAC staff does not go to court with the patrons they assist. The purpose of SHLAC is to provide information and resources to patrons so that they can effectively represent themselves in court. Please refer back to Page 5 for a list of Self Help Legal Access Centers (SHLACs).

FREE LEGAL SERVICES

BET TZEDEK LEGAL SERVICES

145 S. Fairfax Ave., Suite 200, Los Angeles, CA 90036

Call for an appointment:

Los Angeles Office: (323) 939-0506 Valley Office: (818) 769-0136

www.betzedeck.org

Free Services. Provide counseling and advice, brief service and representation in court depending on the facts of the case.

HIV & AIDS Legal Services Alliance, Inc. (HALSA)

3550 Wilshire Blvd., Suite 750, Los Angeles, CA 90010

Call for an appointment: (213) 637-1020

www.halsaservices.org

Provide free services to low-income residents of LA County with HIV/AIDS. Provide counseling and advice, brief service and representation in court depending on the facts of the case.

INNER CITY LAW CENTER

THE WEINGART ACCESS CENTER

501 East Sixth Street, Los Angeles, CA 90013

www.innercitylaw.org

Intake is conducted: *Wednesday through Friday from 8:30 a.m. – 12:00 p.m. and from 1:00 p.m. – 4:30 p.m.*

Inner City Law Center serves low income families with small children, veterans, immigrants, disabled clients, and tenants. Most of their clients are homeless or live in substandard housing just one step away from homelessness. All services of the ICLC advocates can be accessed on a first-come, first-served basis at the Weingart Access Center.

LOS ANGELES CENTER FOR LAW AND JUSTICE

1241 S. Soto Street, Suite 102, Los Angeles, CA 90023

Call for an appointment: (323) 980-3500

www.laclj.org

Free legal assistance to low income persons living in Northeast and East Los Angeles. Counsel, advice, brief service, help filling out papers and representation depending on the facts of the case.

- Try to locate an assistance program near you. Some agencies provide homeless prevention assistance. These programs may have waiting lists, require an appointment/interview, or have certain restrictions on who they serve. For these reasons, find a program that may be able help you as soon as possible.
- Find out how to apply for Public Housing or Section 8 by contacting your local public housing authority in the government section of the phone book or by calling LA County 2-1-1.
- Apply for Transitional Housing which is an option for people who are homeless. These programs vary greatly as to whom they serve and what their requirements are. You will have to fill out an application and make an appointment for an interview. Follow through with as many of these programs as possible.
- Set up a P.O. Box for delivery and mail. A *Post Office box* is the safest way to have your mail delivered to you. Report change as soon as possible to important agencies that need to get a hold of you.
- Make sure your ID is current and available. If your driver's license has expired or been taken for a traffic ticket, you should contact the California Department of Motor Vehicle (DMV) to find out your options for getting your driver's license or identification card processed. For office locations, you can call DMV at 1-800-777-0133 or log onto their website at www.dmv.ca.gov.
- If you only have a photocopy of your Social Security Card, get a new card to replace it as soon as possible. Many shelters and employers have strict ID requirements. It will make things easier if you have these things ready or in process. The **Social Security Administration can be reached at 1-800-772-1213.**
- Make an Emergency Pack. If you have more than two bags for yourself and one for each child, try to find someone you know who will hold your things for you. Due to limited space, shelters have limits on the amount of baggage people can carry. Pack the things you can take with you.
- Try to arrange a ride or some sort of transportation for the day you will have to leave. If there is anyone who can lend you some money, then now would be the time to borrow it.
- Try to keep at least \$20-\$50 with you in a safe place just for emergencies. Make sure your ID is in a safe and accessible place and remember to take it with you. Some shelters charge money or have strict ID requirements.

I just need help with my back rent. What are my options?

If you get a 3-Day Notice to move because you have not paid your rent, you only have 3 days to either pay the rent due or move out. If you pay within the 3 day period, the landlord has to accept your rent and cannot try to evict you.

If you fell behind due to an unforeseen hardship, and you are now able to continue to pay your rent on time, you may want to mediate with your landlord to make payment arrangements.

The Los Angeles County Department of Consumer Affairs offers free mediation service to the residents and businesses in Los Angeles County. For more information or speak with one of their counselors call the Los Angeles County Department of Consumer Affairs at (213) 974-0825 during normal business hours or visit their website at <http://dca.lacounty.gov>.

I've been served with an eviction notice to move. What do I do?

Eviction is a legal process a landlord uses to make you move out. To evict you, your landlord must first give you a 3, 30, 60 or 90-day notice. After that period, you can be served with an Unlawful Detainer. If you are served with an Unlawful Detainer, you only have 5 days from the date you receive an Unlawful Detainer to file a written answer with the court. You should immediately contact the Self Help Legal Access Center (SHLAC) for help.

SHLACs:

- Provide information about court procedures;
- Distributes required court forms;
- Provide trained legal professionals to review court forms after they have been filled out;
- Host workshops; and
- Provide one-on-one assistance.

COALITION FOR ECONOMIC SURVIVAL (CES)

7377 Santa Monica Blvd.,
West Hollywood, CA 90046
Phone: (213) 252-4411 (no advice on phone)
Wednesdays: 7:00 p.m.
Saturdays: 10:00 a.m.
www.cesinaction.org

Walk-in only – first come, first served. Donations are requested, but no one turned away due to lack of funds. There are no income limits. They assist with all housing problems. Provide counseling and advice and brief service only. No representation.

INQUILINOS UNIDOS

1930 Wilshire Blvd., Suite 801
Los Angeles, CA 90057
Phone: (213) 483-7497 (no advice over the phone)
Wednesdays: 1:30-5:30 p.m.
www.inquilinosunidos.org

Walk-in only – first come, first served. Donations are requested, but no one turned away due to lack of funds. The Center provides individual and group assistance with all housing problems. There are no income limits. Provide counseling, advice, information and referrals.

EASTSIDE HOUSING RIGHTS CLINIC

1241 S. Soto Street, Suite 102
Los Angeles, CA 90023
Phone: (323) 980-3500
Mondays and Wednesdays: 4:00p.m. – 7:00p.m.
(Last intake 6:30 pm)
www.laclj.org/programs/housing-law

Walk-ins welcome. Free legal assistance to low income persons living in Northeast and East Los Angeles. Provide counseling, advice, brief service, help filling out papers and representation depending on the facts of the case.

**Volunteers of America Los Angeles (VOALA)—
Homeless Support Service Centers**

Hours: Monday through Friday, 7:00 a.m. to 6:00 p.m.

1. **El Monte Office Phone: (626) 442-4357**
4501 Santa Anita Ave. El Monte, CA 91731
2. **West Covina Office Phone: (626) 918-2005**
1760 W. Cameron Ave. West Covina, CA 91790

Description: The program provides homeless support services to homeless and at-risk adults, including homeless veterans, and homeless families throughout Los Angeles County. Services include a homeless drop-in center and specialized information and referral. Case management services include needs assessment, follow-up and referrals for shelter; housing; employment; mental health services; health services, including HIV testing; clothing; and food.

3. **San Julian Access Center Phone: (213) 624-4357**
628 San Julian St. Los Angeles, CA. 90014

Description: The program provides IMMEDIATE NEEDS including beds, showers, laundry, storage, medical evaluation, use of phone and the Internet. The program offers job training and placement, advocacy and referrals, and daily therapy groups. Income restrictions apply for some services; there are no geographic restrictions.)

FOOD PANTRIES— Call LA County 2-1-1 for more resources

[Union Rescue Mission— \(213\) 347-6300 — 545 S. San Pedro St. L.A. CA 90013](#) Serves three warm nutritious meals daily available every day of the year; takes care of the special needs of children, food arrangements can be made for infant formula and baby food to be given and sack lunches to be taken to school.

[Los Angeles Mission— \(213\) 629-1227 — 303 E. 5th St. L.A. CA 90013](#) Services free of charge to all in need. Provide hot meals three times a day, overnight shelter, clean clothing, showers, shaves and temporary baggage storage.

[Aids Project Los Angeles—Necessities of Life Program \(NOLP\)— \(213\) 201-1600](#) Before visiting food pantry site, please call to confirm hours of operation. Clients need a photo .ID in addition to other paperwork for enrollment or re-enrollment.

SHLAC offices are opened Monday through Thursday
Mornings: 8:30 am - 12:00 pm **Afternoons:** 1:30 pm - 4:30 pm
Fridays: 8:30 a.m. - 12:00 p.m. — **Friday afternoons:** CLOSED

Van Nuys Courthouse

Van Nuys Self-Help Center
6230 Sylmar Ave. Room 350, Van Nuys, CA 91401

Michael D. Antonovich Courthouse

Antelope Valley Self-Help Center
42011 4th Street West Room 3700, Lancaster, CA 93534

Compton Courthouse

Compton Self-Help Center
200 West Compton Blvd., Compton, CA 90220

Long Beach Courthouse

Long Beach Self-Help Center
415 W. Ocean Blvd. Room 505, Long Beach, CA 90802

Pomona Courthouse

Pomona Self-Help Center
400 Civic Center Plaza 7th Floor, Pomona, CA 91766

San Fernando Courthouse

San Fernando Self-Help Center
900 3rd Street, San Fernando, CA 91340

Santa Monica Courthouse

Santa Monica Self-Help Center
1725 Main St. Room 210A, Santa Monica, CA 90401

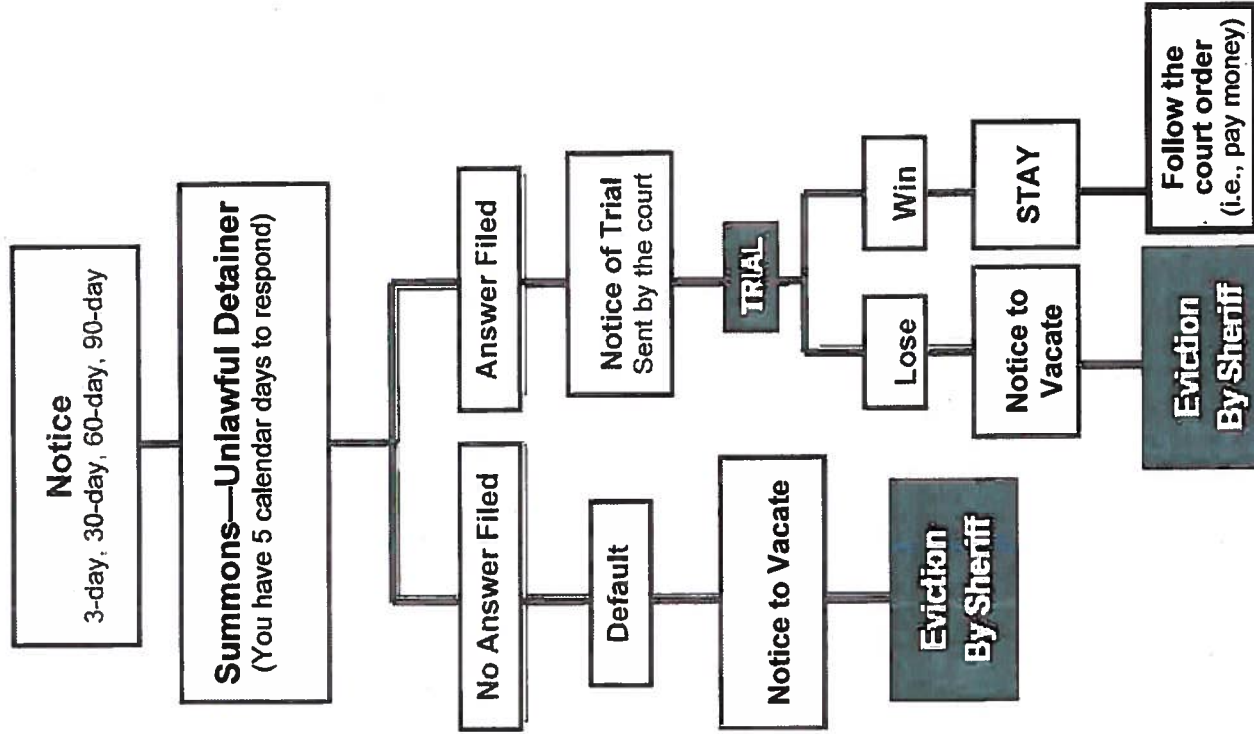
Torrance Courthouse

Torrance Self-Help Center
825 Maple Ave., Torrance, CA 90503

Inglewood Courthouse

Inglewood Self-Help Center
1 East Regent St. Room 107, Inglewood, CA 90301

NOTE: Inglewood Office opens at 9:00 am not 8:30 am.



San Fernando Valley Rescue Mission
13422 Satcoy Street, North Hollywood, CA 91605
Phone: **(818) 785-4476**
www.erescuemission.org

The Mission offers food, shelter, clothing, referrals, rehabilitation programs, and counseling. To refer a client, a case manager must call, make the referral and must write a letter on letterhead verifying homeless status of client and family names and birthdates of family members. The clients must check in between 4:00 pm and 6:00 pm.

Sylmar Emergency Winter Shelter
California National Guard Armory
12860 Arroyo Street, Sylmar, CA 91342
Phone: **661-259-1298**
www.sylmarshelter.com

This Sylmar Emergency Winter Shelter is open from December 1 through March 16 of each year. Shelter provides food, clothing, showers, and daytime case management. Because minors are not permitted to stay at the shelter, families with children under the age of 16 may receive 3-day motel vouchers. Shelter opens daily at 6pm. There is a shuttle van pick-up and drop-off in the evenings and mornings available at two locations in the valley: 1) Van Nuys Orange Line Station; 2) Home Depot Bus Stop on Foothill Blvd.

Weingart Center Association
Main Office:
566 South Pedro Street
Los Angeles, CA 90013
Phone: **(213) 627-9000**
www.Weingart.com

Access Center Address:
506 South Main Street
Los Angeles, CA 90013
Phone: **(213) 488-3419**

The Access Center provides information and referrals for shelter, housing, food, medical services, mental health services, legal services, and case management. The Center serves newly homeless individual adult males or females that need immediate assistance and are presently living in emergency shelters and places not meant for human habitation. Clients have to be able to work. The center does not accept individuals on SSI, or taking psychotropic medications. It is open Monday through Thursday, from 8:00am to 4:00pm. New clients need to arrive before 7:00am.

Path Achieve Glendale

(Formerly known as Project Achieve)
437 Fernando Court, Glendale, CA 91204
Phone: (818) 246-7900
www.achieveglendale.org

This is a program of the Institute for Urban Research and Development. Path Achieve Glendale provides a range of services: case management, referrals to permanent, transitional and emergency housing, employment assistance, money management education, and referrals to health care, mental health, substance abuse recovery, and veterans' services. Families must check in between 8:00 am and 2:00 pm, Monday through Friday. The family will complete an intake before receiving any services.

P.A.T.H. (People Assisting the Homeless)
340 North Madison Avenue, Los Angeles, CA 90004
Phone: (323) 644-2200 or (323) 644-2216
www.epath.org

The purpose of P.A.T.H. is to break the cycle of homelessness by empowering homeless people with the tools for self-sufficiency.

They have six programs that help homeless people on that path:

1. PATHways Transitional Housing;
2. P.A.T.H./Foundation House;
3. PATHfinders Job Centers;
4. PATH academy Job Training Program;
5. Homeless Access Center; and
6. Street Outreach Teams.

The Homeless Access Center provides the initial intake and assessment. It then refers homeless people to a variety of services depending on their needs, and provides ongoing case management, employment referrals, mental health and veterans' services.

Evictions —Eviction is a legal process your landlord uses to make you move out. To evict you, your landlord must first give you a 3, 30, 60 or 90-day notice. If you get one of these, it's important that you take action, like pay the rent, move out, or get legal help.

Unlawful Detainer —if you get a 3, 30, 60 or 90-day notice and don't take action, your landlord can file a lawsuit against you called an *Unlawful Detainer*. An Unlawful Detainer tells you that the landlord has filed an action in court to have you evicted. It names the landlord as the Plaintiff and you as the Defendant and includes the case number and court address where case was filed.

If you are served with an Unlawful Detainer, get a lawyer or contact a local legal aid organization right away. You only have 5 days from the date you receive an Unlawful Detainer to file a written answer with the court.

Answering the Unlawful Detainer—If you file a written answer with the court, you will be given a trial date. At the trial, you can explain your case to the judge. If you win, you won't be evicted. If you don't file an answer within 5 days, you can't appear in court. A default judgment will be entered against you. Once the default is entered, you can be evicted.

Notice to Vacate—Only a Sheriff can evict you. The Sheriff will post a 5-day eviction notice on your door. If you do not move out within 5 days, the Sheriff will return and force you to move out.

Personal belongings—if you leave any personal belongings in the rental unit, the landlord can keep them until you pay storage costs. Storage costs start the day you are evicted but do not include back rent you may owe. If you don't claim your belongings, the landlord can sell them at auction. If they are worth less than \$300, he can give them away.

Winning at Trial—if you win the Unlawful Detainer Trial and are able to stay in the property, you may still be required to pay back the amount of rent you owe. Consult with your attorney for help with understanding the court order/Judge's decision. If you do not have an attorney, you can call the LA County Bar Association Lawyer Referral and Information Service at (213) 243-1525. There is a \$35 fee for half hour consultation or go to www.smartlaw.org.

The Department of Public Social Services (DPSS)

Toll Free: (877) 481-1044

Local Line: (626) 569-4298

www.ladpss.org

The Homeless Assistance Program is available to CALWORKS recipients who are homeless and have \$100 in liquid resources or less. Permanent housing funds are available to cover the actual cost of security deposit, and last month's rent. These grants are only provided once in a lifetime. To apply, contact your CALWORKS caseworker.

The following services are provided to low-income residents of Los Angeles County:

- Temporary financial assistance and employment services for families and individuals;
- Funds for temporary shelter and permanent housing.
- Free/low-cost health care insurance for families with children, pregnant women and aged/blind/disabled adults;
- Food benefits for families and individuals;
- In-home services for elderly and disabled individuals; and
- Financial assistance and advocacy for federal disability benefits for disabled individuals.

WorkSource California

Toll Free: (888) 226-6300

www.worksourcecalifornia.com

WorkSource is a collaborative effort between multiple local Workforce Investment Areas within the County of Los Angeles, as well as Los Angeles County Department of Public Social Services/GAIN, Los Angeles Economic Development Corporation, and the California Employment Development Department, who came together to better serve the employment and training needs of the Los Angeles region.

211 LA County (Formerly known as Info Line)

Toll Free: (800) 339-6993 or 2-1-1

www.211la.org

L.A. County 211 is a free 24-hour hotline providing information and referrals to numerous social service agencies in Los Angeles County; maintains an updated list of daily openings for shelters. We recommend you call in the morning of the date you need services.

Homeless Education Unit – LAUSD

1430 South San Julian Street, Building 7, Los Angeles, CA 90015

Phone: (213) 765-2880

www.notebook.lausd.net

The Homeless Education Program ensures that homeless youth have access to a free public education, equal to that of any other youth, to reduce enrollment barriers that homeless families face, and ensure access to transportation services. The school can call the previous school of attendance for immunization records, accept verbal verification, and request that the records be forwarded.

Los Angeles Homeless Service Authority (LAHSA)

Shelter Hotline Phone: (800)-548-6047

www.lahsa.org

LAHSA offers services for people in the City and County of Los Angeles who are homeless or at risk of experiencing homelessness. Those in need of emergency shelter should go directly to a pick up point. Shelters open in the evening, usually after 5:00 PM.

Passageways

1020 South Arroyo Parkway, Suite #100, Pasadena, CA 91105

Intake Line: (626) 403-4888

www.unionstationhs.org/passageways.html

Passageways is a multi-service center designed to meet the needs of homeless people. Their hours of operation are Monday through Friday from 8:00 am to 1:00 pm. Services include: intakes for a shelter or transitional housing, case management, drug and alcohol program referrals, counseling, and street outreach.

From: Elisa Vasquez
Sent: Monday, August 15, 2011 9:22 AM
To: Directors/Managers
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Subject: Legislative Update

FOR YOUR INFORMATION ONLY

Hello,

Below please find an update on State and Federal legislative activity of interest to the CDC. Please let me know if you have any questions.

Redevelopment Agencies in California

On August 1, the Department of Finance released its 2011-12 remittance amounts for RDAs wishing to remain active pursuant to AB 1X 27. This budget trailer bill allowed RDAs to escape dissolution provided they remit a portion of the tax increment funding to the State. This provision is currently being challenged in the California Superior Court. For the CDC, the amount required to be paid this year is \$1,844,955, with payments of approximately \$400,000 required for all subsequent years.

Additionally, on August 11, the California Supreme Court announced it would hear the lawsuit filed by the California Redevelopment Association and the League of California Cities, which requests that the Court declare AB 1X 26 and AB 1X 27 unconstitutional. The Court states in its order that "the briefing schedule is designed to facilitate oral argument as early as possible in 2011, and a decision before January 15, 2012." The Court also issued a partial stay regarding suspension of the effectiveness of AB 1X 26 and AB 1X 27 until it can rule on the constitutionality of these two bills.

State Budget

California has already fallen behind the revenue hopes that Governor Jerry Brown and lawmakers used to solve the budget deficit in June. Controller John Chiang said California missed its July general fund revenue target by \$538.8 million, or 10.3%. The Department of Finance has until December to determine whether the State is on track to hit its revenue target before additional cuts are triggered. The Governor's officials cautioned that it is too early to judge whether the State will meet its targets.

State Legislature

The State Legislature is scheduled to reconvene on Monday, August 15, following its August recess. The Legislature will work feverishly to finish activity on all remaining bills and get them to the Governor by September 9, his deadline to sign or veto any bills from this legislative session.

Federal Debt Ceiling Deal Reached

Adoption of the Budget Control Act of 2011, a partial settlement of the debt limit debate, anticipates deep cuts in discretionary spending, calling for \$900 billion in cuts to be accomplished through caps on appropriations from Federal Fiscal Year (FFY) 2012 through FFY 2021. An additional \$1.5 trillion in cuts would be decided by a joint select committee on deficit reduction consisting of six senators and six representative evenly divided along party lines. The committee meet for the first time by September 16, and must identify the additional cuts by November 23. If the panel is deadlocked or can't otherwise reach an agreement in Congress by December 23, across the board cuts would be automatically applied. How this will specifically impact the CDC and HACoLA is unknown at this time, but IGR is preparing to advocate, should the need arise for any of our programs.

Members of the Joint Selection Committee on Debt Reduction include:

- Senator Patty Murray (D-WA)
- Senator Max Baucus (D-MT)
- Senator John Kerry (D-MA)
- Senator Jon Kyl (R-AZ)
- Senator Rob Portman (R-OH)
- Senator Patrick Toomey (R-PA)
- Congressman Jeb Hensarling (R-TX)
- Congressman Dave Camp (R-MI)
- Congressman Fred Upton (R-MI)
- Congressman James Clyburn (D-SC)
- **Congressman Xavier Becerra (D-CA)**
- Congressman Chris Van Hollen (D-MD)

We'll keep monitoring and report on these and other legislative matters of impact to the CDC.

Elisa

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